



1. TOTAL SITE AREA	=	14.80625	ACRES	=	59918.673	sq.m.
PERMISSIBLE AREAS (IN ACRES)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%		
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	=	1.480625	10.00	5991.870	1.4806	10.00
GREEN AREA UNDER PARKS	=	1.1105	7.50	4499.765	1.1119	7.51
AREA UNDER COMMERCIAL 4%	=	0.5923	4.00	1264.969	0.3126	2.11
AREA UNDER PLOTS	=	9.0318	61.00	33239.655	8.2137	55.47
TOTAL SALABLE AREA	=	9.6241	65.00	34504.624	8.5263	57.59
DENSITY						
TOTAL POPULATION		236	X	18.0	4248.00	PERSONS
DENSITY PERMISSIBLE					240 TO 400	PPA
ACHIEVED DENSITY					286.91	PPA

PLOT DIMENSIONS	AREA (S.Q.M.)	NO OF PLOTS	TOTAL AREA
A 8.260 X 18.159	149.993	7	1049.953 SQ.M.
B 8.091 X 18.500	149.684	26	3891.771 SQ.M.
C 8.765 X 16.850	147.690	22	3249.186 SQ.M.
D 7.694 X 14.607	112.386	2	224.773 SQ.M.
E 9.102 X 16.450	149.728	16	2395.646 SQ.M.
F 8.158 X 18.000	146.844	15	2202.660 SQ.M.
G 8.355 X 17.654	147.499	24	3539.980 SQ.M.
H 8.091 X 18.000	145.638	5	728.190 SQ.M.
I 8.091 X 17.307	140.031	5	700.155 SQ.M.
J 8.000 X 17.307	138.456	3	415.368 SQ.M.
K 8.158 X 17.307	141.191	15	2117.858 SQ.M.
L 8.158 X 16.232	132.421	13	1721.469 SQ.M.
M 7.808 X 16.913	132.057	4	528.227 SQ.M.
N 7.620 X 18.286	139.339	26	3622.822 SQ.M.
P 8.269 X 16.000	132.304	20	2646.080 SQ.M.
Q 7.544 X 16.600	125.230	16	2003.686 SQ.M.
R 7.798 X 16.600	129.447	16	2071.149 SQ.M.
R1 VARIES X 16.600	130.683	1	130.683 SQ.M.
TOTAL	33239.655	236	8.2137 ACRES

To be read with Licence No. 176 of 2025 Dated 18-09-2025.
 That this layout plan for an area measuring 14.80625 acres (Drawing No. 11449 Dated 19-09-2015) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Alora Developers LLP, in the revenue estate of village Jalalpur Khurd, Sector-21, District Jind is hereby approved subject to the following conditions:-
 1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
 3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
 5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
 10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
 11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No. 8 of 1975.
 13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
 14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVF is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2015 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation building Codes.

(PRITA SONI) (SUREKHA YADAV) (VIJENDER SINGH) (BHUVNESH KUMAR) (AMIT KHATRI, IAS)
 (ATP (HQ)) (DTP (HQ)) (STP (HQ)) (CTP (HR)) (DTCP (HR))
 (PARVEEN KUMAR) (SD (HQ))

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME ON A TOTAL LAND AREA MEASURING 14.80625 ACRES AT SECTOR - 21, JIND, HARYANA FOR M/S ALORA DEVELOPERS LLP.

ARCHITECT'S SIGN

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M/S ALORA DEVELOPERS LLP
 (Authorized Signatory)